002.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	570,500 / 570,500
					USE VALUE:	570,500 / 570,500
					ASSESSED:	570,500 / 570,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILBIN DAVID/LORI
Owner 2:	
Owner 3:	
Street 1:	105 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REEN FRANCIS T & HELEN M -
Owner 2:	-
Street 1:	105 LAFAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,675 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1064 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4675.000	122,300		448,200	570,500
Total Card	0.107	122,300		448,200	570,500
Total Parcel	0.107	122,300		448,200	570,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.18 | /Parcel: 536.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 2035
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	122,300	0	4,675.	448,200	570,500	570,500	Year End Roll	12/18/2019
2019	101	FV	110,300	0	4,675.	476,200	586,500	586,500	Year End Roll	1/3/2019
2018	101	FV	110,300	0	4,675.	347,400	457,700	457,700	Year End Roll	12/20/2017
2017	101	FV	110,300	0	4,675.	302,500	412,800	412,800	Year End Roll	1/3/2017
2016	101	FV	110,300	0	4,675.	257,700	368,000	368,000	Year End	1/4/2016
2015	101	FV	109,700	0	4,675.	252,100	361,800	361,800	Year End Roll	12/11/2014
2014	101	FV	109,700	0	4,675.	207,300	317,000	317,000	Year End Roll	12/16/2013
2013	101	FV	109,700	0	4,675.	197,200	306,900	306,900		12/13/2012

!203!

PRINT

Date	Time
12/10/20	16:03:27

LAST REV

Date	Time
10/28/17	09:05:45

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 203

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REEN FRANCIS T	1227-67		9/13/2000		205,500	No	No		
	788-190		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	2035
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Meas/Inspect	197	PATRIOT
12/18/2000	MLS	MM	Mary M
10/27/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4675		Sq. Ft.	Site		0	80.	1.20	1									448,202						448,200	

Total AC/HA: 0.10732 | Total SF/SM: 4675 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,202 | Spl Credit | Total: 448,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97607505
Adj $ / SQ:	125.182
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	189931
Depreciation:	67615
Depreciated Total:	122315

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

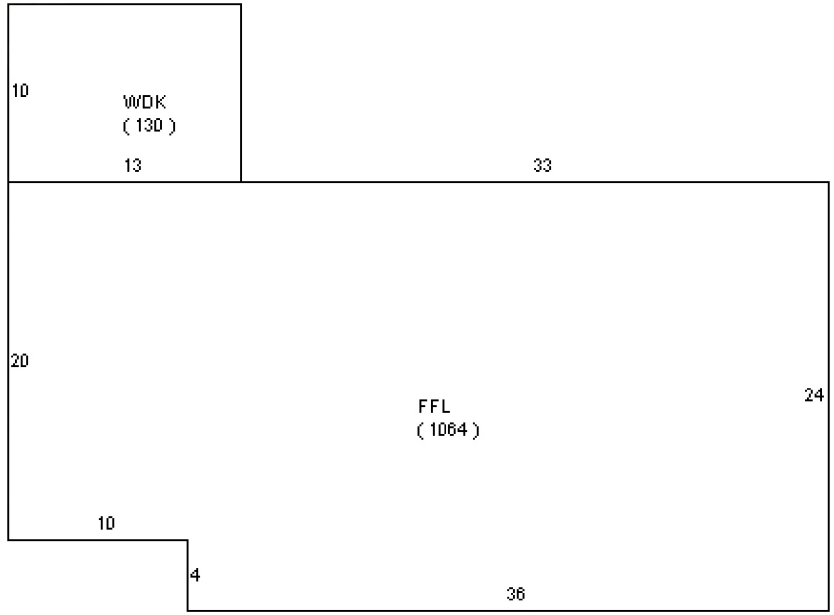
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.18
Special Features:	0	Val/Su Net:	102.43
Final Total:	122300	Val/Su SzAd	114.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,064	125.180	133,193
WDK	Deck	130	13.360	1,737

Net Sketched Area:	1,194			Total:	134,930
Size Ad	1064	Gross Are	1194	FinArea	1064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc

